

RETAIL OPPORTUNITY
FOR LEASE

WOODLANDS

523 WOODPARK BLVD SW



NEIGHBOURHOOD RETAIL CENTRE SERVING DAILY NEEDS, MEDICAL, AND SERVICE USERS

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AVAILABLE UNITS

523 WOODPARK BLVD SW, CALGARY, AB

UNIT 1

3,205 SF
Former Medical Space

UNIT 3

905 SF
Small Bay, Ideal for Service Retail

UNIT 5A

1,200 SF
Turnkey potential

Availability

Immediately

*Asking rent

\$28.00 psf net + op costs
(TBD)

PROPERTY HIGHLIGHTS



Established Community

Strong residential catchment (Woodlands / Woodbine)



Ideal Tenant Mix

Ideal for medical, professional, and service retail



Flexible Unit Sizes

Mix of small + mid-bay opportunities



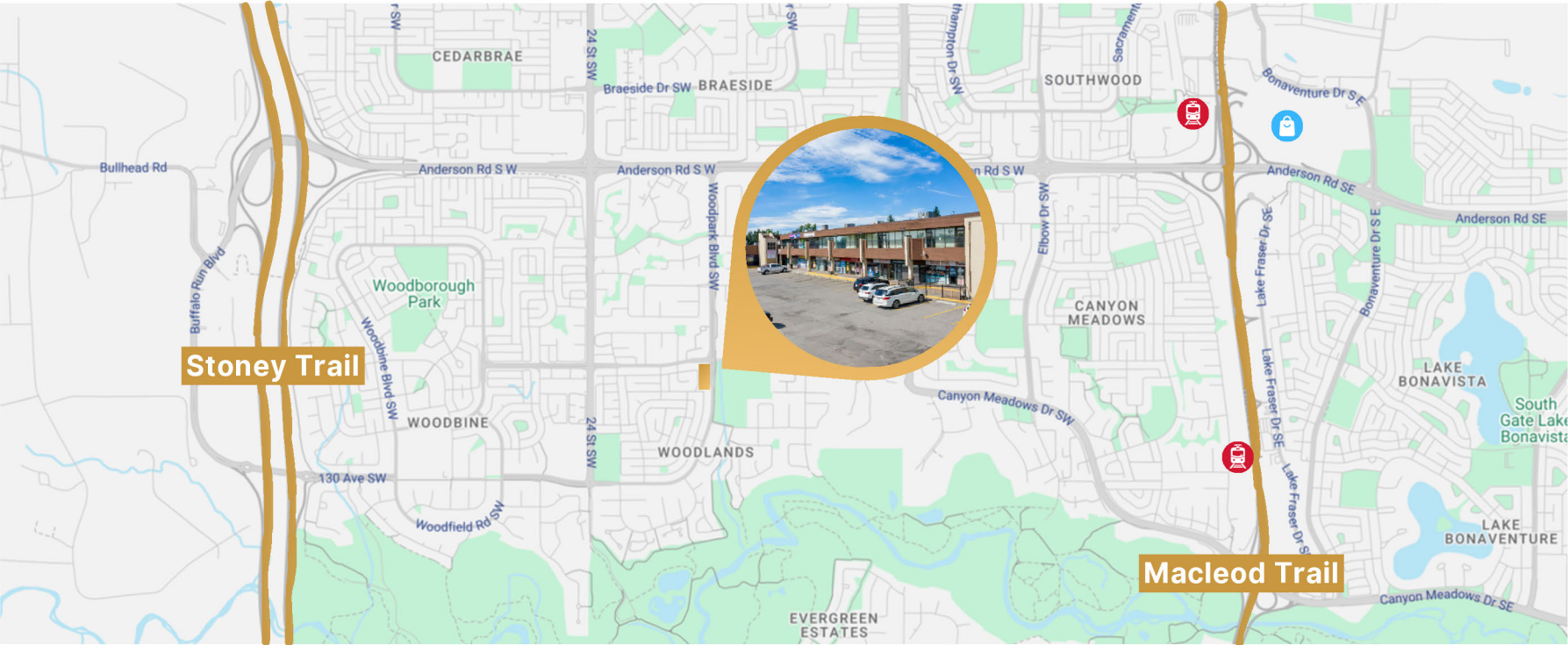
Convenient Parking

Surface parking available



WOODLANDS

523 WOODPARK BLVD SW



Prime Corner Exposure & Access

523 Woodpark Boulevard SW is a neighbourhood retail centre offering street-front units in the established Woodbine and Woodlands communities. Positioned at a signalized intersection, the property offers strong visibility, easy access, and ample parking, making it ideal for retail, medical, and service users.

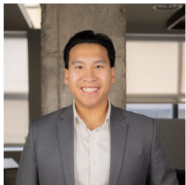
 Woodlands | 523 woodpark blvd sw

Transit/Subway

SB CANYON MEADOWS CTRAIN STATION  	8 MIN WALK	5.7 KM
SB ANDERSON CTRAIN STATION  	8 MIN WALK	4.4 KM
SB FISH CREEK - LACOMBE CTRAIN STATION  	9 MIN DRIVE	7.6 KM
SB SOUTHLAND CTRAIN STATION  	8 MIN DRIVE	4.9 KM
SB SHAWNESSEY CTRAIN STATION  	11 MIN DRIVE	8.8 KM



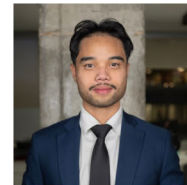
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